


E-AUCTION SALE NOTICE		Omkara Assets Reconstruction Pvt Ltd Regd. Office: 9, M.P. Nagar, 1st Street, Kongu Nagar Extn, Tirupur – 641607. Corporate Office: C/515, Kanakia Zillion, Junction of LBS Road and CST Road BKC Annexe, Near Equinox, Kurla (West), Mumbai – 400070. Tel.: +91 9326030553	
Date: 02.12.2022	Time: 01:00 PM – 02:00 PM		

E-Auction Sale Notice for Sale of Immovable and Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6), 6(2) a/w 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s)/Co-Borrower(s)/Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of The Akola Urban Co-Op. Bank, Akola (AUCBL). Further, Omkara Assets Reconstruction Pvt Ltd (OARPL) (acting in its capacity as Trustee of Omkara PS 36/2021-22 Trust) has acquired entire outstanding debts of the below accounts vide Assignment Agreement dated 28.09.2021 from AUCBL (Assignor Bank) along with underlying security from AUCBL (Assignor Bank). Accordingly, OARPL has stepped into the shoes of Assignor Bank and empowered to recover the dues and enforce the security. The Authorized Officer of OARPL took physical possession of the below mentioned secured property from the Assignor Bank. The Authorized Officer of OARPL hereby intends to sell the below mentioned secured property for recovery of dues and hence e-auction has been scheduled for the auction of the secured property. The property shall be sold in exercise of rights and powers under the provisions of sections 13 (2) and (4) of SARFAESI Act; on “As is where is”, “As is what is”, and “Whatever there is” and “Without recourse Basis” for recovery of amount shown below in respective column due to OARPL as Secured Creditor from respective Borrower(s), Co-Borrower(s) and Guarantor(s) shown below. The Reserve Price and the Earnest Money Deposit for respective property has been mentioned below in respective column.

Borrower(s)/Co-Borrower(s)/Guarantor(s)	Date of Demand Notice u/s 13(2) and 13(4) of SARFAESI Act.	Description of Property	Nature of Property	Reserve Price (In Rupees)	EMD (In Rupees)	Inspection Date/Time
Borrower - V.G.I Pharma Private Limited - Directors - i) Vinod Jugalkishore Bajaj, ii) Nareshkumar Jugalkishor Bajaj iii) Rohit Vinodkumar Bajaj, Guarantors - 1 Jugalkishor Hiralal Bajaj 2 Nitinkumar Jugalkishor Bajaj	13(2) Notice issued as on - 04.04.2015 & 02.05.2017 13(4) Notice issued as on - 22.05.2017 & 31.07.2017	Mouje Nandgaon Peth, Tq. & Dist. Amravati, bearing Nazul Sheet no. 4, Nazul Plot no. 879, Municipal Property no. 1035 (Old House no. 102) from Ward no. 4, having Area 640.6 Sq.mtrs. (6895.41 Sq.ft.) Boundaries- East: Road & Temple	Open Plot	Rs. 71,00,000/-	Rs. 7,10,000/-	18.11.2022 from 10:00 AM to 01:00 PM

<p>3 Rajanibai Jugalkishor Bajaj</p> <p>Borrower - V.G.I. Marketing Division I & II Partners - i) Vinod Jugalkishor Bajaj, ii) Nareshkumar Jugalkishor Bajaj, iii) Nitinkumar Jugalkishor Bajaj,</p> <p>Guarantors - 1 Jugalkishor Hiralal Bajaj 2 Rajnibai Jugalkishor Bajaj 3 Rajesh Ramnarayan Mantri</p>		<p>West: Nazul Plot Nos. 878,882,885 & thereafter Fakirpura</p> <p>North: Main Road towards Gram Panchayat</p> <p>South: Nazul Plot No. 887, Fakir's House</p>				
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TERMS & CONDITION OF THE AUCTION:

For detailed terms and conditions of the sale please refer to the link provided in <http://omkaraarc.com/auction.php> and/or <https://www.bankeauctions.com/>. The auction shall be conducted online through OARPL. The last date of submission of bid (online as well as in hard copy) along with EMD (DD/ Pay Order in original or remittance by way of NEFT/ RTGS) is 01.12.2022 by 6:00 PM. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact e-Auction Service Provider "M/s. C1 India Pvt. Ltd", Tel. Helpline: +91-7291981124/25/26, Helpline E-mail ID: support@bankeauctions.com, Mr. Haresh Gowda, Mobile : 95945 97555 E mail – hareesh.gowda@c1india.com. and for any property related query contact the Authorized Officer, Mr. Nitin Ingle, Mobile: +91 9326030553 Mail: nitin.ingle@omkaraarc.com .

IMPORTANT DATES

Payment of EMD	Submission of BID	E-Auction Date & Time	Minimum Bid Increment Amount
01/12/2022 up to 6:00 PM	01/12/2022 up to 6:00 PM	02/12/2022 from 01:00 PM to 02:00 PM	Rs 2,00,000/- (Rupees Two Lakh only)

STATUTORY NOTICE FOR SALE UNDER Rule 8(6), 6(2) a/w 9(1) OF STATUTORY INTEREST (ENFORCEMENT) RULES ,2002

This notice is also a mandatory Notice of 15 (Fifteen) days to the Borrower(s) under Rule 8(6), 6(2) a/w 9(1) of Security Interest (Enforcement) Rule, 2002 and provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, informing them about holding of auction/sale through e-auction on the above referred date and time with the advice to redeem the assets if so desired by them, by paying the outstanding dues as mentioned herein above along with cost & expenses. In case of default in payment, the property shall at the discretion of the Authorized Officer/Secured Creditor be sold through any of the modes as prescribed under Rule 8 (5) of Security Interest (Enforcement) Rule, 2002.

Date: 05.11.2022

Place: Mumbai

Sd/-
Authorized Officer, Omkara Assets Reconstruction Pvt Ltd.
(Acting in its capacity as a Trustee of Omkara PS 36/2021-22 Trust)